FORM D



UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

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FORM	L
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NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D. **SECTION 4(6), AND/OR** UNIFORM LIMITED OFFERING EXEMPTION

SEC US	E ONLY
Prefix	Serial
DATE RE	ECEIVED
	1

Name of Offering (check if this is an amendment and name has changed, and indicate change.)	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Type of Filing: New Filing Amendment	6) ULOE
A. BASIC IDENTIFICATION DATA	150 EVE - 100
1. Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indicate change.) Montecito Investment Company, LLC	AUS 0 6 2004
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
1518 Koenig Lane, Austin, Texas 78756	(512) 451-1673
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	
Brief Description of Business	
Investments in limited liability partnerships which acquire, improve, operate, convert and se	ell multi-family housing developments
Type of Business Organization corporation business trust limited partnership, already formed limited partnership, to be formed	(please specify): limited liability company
Month Year Actual or Estimated Date of Incorporation or Organization: 0 2 0 4 ✓ Actual Est Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for Sta CN for Canada; FN for other foreign jurisdiction)	timated tte: PROCESSED
CENEDAL INSTRUCTIONS	Allo 1 O Zinia

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.5

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

- ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA

- 2. Enter the information requested for the following:
 - Each promoter of the issuer, if the issuer has been organized within the past five years;
 - Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer.
 - Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and

Each general and n	nanag	ing partner o	f part	nership issuers.						
Check Box(es) that Apply:	V	Promoter		Beneficial Owner		Executive Officer		Director		General and/or (Gen.Mgr) Managing Partner
Full Name (Last name first, i Conk, Edward W.	f indi	vidual)								
Business or Residence Addre 1518 Koenig Lane, Austi			Street	t, City, State, Zip Co	de)					
Check Box(es) that Apply:		Promoter	Z	Beneficial Owner		Executive Officer		Director		General and/or (Mgr) Managing Partner
Full Name (Last name first, i	f indi	vidual)								
Business or Residence Addre	ss (Number and	Street	t, City, State, Zip Co	de)			_		
1518 Koenig Lane, Austin	, Tex	as 78756								
Check Box(es) that Apply:		Promoter	Ø	Beneficial Owner	X	Executive Officer		Director	Ø	General and/or (Mgr) Managing Partner
Full Name (Last name first, i Conk, Christopher	f indi	vidual)								
Business or Residence Addre	ss (Number and	Street	, City, State, Zip Co	de)					
1518 Koenig Lane, Austin	, Te	xas 78756								
Check Box(es) that Apply:	Z	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i	f indi	vidual)						-		
BT, LLC										
Business or Residence Addre	ss (Number and	Street	, City, State, Zip Co	de)					
1518 Koenig Lane, Austi	n, Te	xas 78756								
Check Box(es) that Apply:		Promoter		Beneficial Owner	Ø	Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Neyland, Robert R.	f indi	vidual)								
Business or Residence Addre			Street	t, City, State, Zip Co	de)			·		
Check Box(es) that Apply:	V	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i		vidual)								
Business or Residence Addre 1518 Koenig Lane, Austi			Street	t, City, State, Zip Co	de)					
Check Box(es) that Apply:	V	Promoter		Beneficial Owner	V	Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i	f indi	vidual)								····
Business or Residence Addre			Street	t, City, State, Zip Co	de)					·
		(Use bla	nk sh	eet, or copy and use	additi	onal copies of this s	heet, a	s necessary	<i>(</i>)	

									4. 83.288 (1914)
	. 16 . 1 . 6 . 1			NTI	FICATION DATA				
2. Enter the information re	•		-						
· ·			as been organized wi				•		
					-				s of equity securities of the issuer.
		•	orate issuers and of o	согро	rate general and man	naging	partners of	partne	rship issuers; and
 Each general and r 	nanaging partner o	f parti	nership issuers.						
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Maxwell, Douglas R.	f individual)	-							
Business or Residence Addre 4309 Pablo Oaks Court,				de)			···········		
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Baker, George, Jr.	f individual)								
Business or Residence Addre	ss (Number and	Street	, City, State, Zip Co	de)					
214 East Bleeker Street, A	Aspen, Colorado	816	11						
Check Box(es) that Apply:	Promoter	2	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Ray, Mel	f individual)				.,				
Business or Residence Address 1943 South Creek Blvd.,	•			de)					
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)								
Mountain Star, LLC									
Business or Residence Addre P.O. Box 19000-301, Av			, City, State, Zip Co	de)			•		
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)								-
Business or Residence Addre	ss (Number and	Street	, City, State, Zip Co	de)					
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer	٠	Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)								
Business or Residence Addre	ss (Number and	Street	, City, State, Zip Co.	de)					
Check Box(es) that Apply:	Promoter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)								

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

Business or Residence Address (Number and Street, City, State, Zip Code)

					В. П	NFORMAT	ION ABOU	T OFFERI	NG	1			
1.	Has the	issuer solo	l, or does th	ne issuer i	ntend to se	ll to non-a	ccredited i	nvestors in	this offer	no?		Yes	No X
			.,			Appendix				_	,,,,,,	السلا	
2.	What is	the minim	ium investn					-				s 19,	050.00
						,	,					Yes	No
3.	Does th	e offering	permit join	t ownershi	p of a sing	le unit?		••••••			•••••		
4.			tion request										
			ilar remune sted is an ass										
	or states	s, list the na	ame of the b	roker or de	ealer. If mo	ore than five	e (5) persor	ns to be list	ed are asso		ons of such		
Ful			you may s		e intormati	on for that	broker or	deater only	·				
	Elisa, Joh		mst, mmu	(Vidual)									
Bus	iness or	Residence	Address (N	lumber and	d Street, C	ity, State, Z	Cip Code)						
			e 110, Jac		Florida 32	202							
		sociated Br Securities	oker or De	aler									
			Listed Has	Solicited	or Intends	to Solicit	Purchasers						
200			s" or check										l States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC		GA	HI	ID
	IL MT	[NE]	IA NV	KS NH	KY NJ	LA NM	ME NY	MD NC	MA ND	MI OH	MN] OK]	MS OR	MO PA
	RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	WY	PR
					<u> </u>								
	l Name () r, Bruce l		first, if indi	ividual)									
			Address (1	Number an	d Street, C	City, State, 2	Zip Code)						
			ite 110, Jac				1 ,						
			oker or De	aler				-					
		Securities	s, LLC Listed Has	Caliaitad	an Intanda	to Caliait	Dunahagana					·	
Stai			s" or check									□ Δ1	l States
	(Check	All States	or check	marvidua.	states;	***************************************		***************************************	***************************************	•••••••		L. A.	States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	R/	GA	I-II	ID
	IL	[N]	IA NY	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT RI	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR
Ful			first, if indi										
	dler, Pau			, ,									
			Address (1			-	Zip Code)			,			
			te 110, Jac oker or De		Florida 32	202							
		Securities		aler									
				Solicited	or Intends	to Solicit	Purchasers	· · · · · ·					
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)											☐ Al	States	
	AL	AK	AZ	AR	CA	CO	CT	DE	DC		GA	HI	ID
	IL	IN	lA	KS	KY	LA	ME	MD	MA	Ml	MN	MS	MO
	MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
	_RI	SC	SD	TN	TX	UT	VT	VA	WA	WV	WI	$\overline{\mathrm{WY}}$	PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already

	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	· \$	\$
	Equity		
	Common Preferred		
	Convertible Securities (including warrants)	\$	\$
	Partnership Interests		\$
	Other (Specify LLC membership Interests		\$ 1,350,000.00
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		
		Number Investors	Aggregate Dollar Amount of Purchases
	Accredited Investors	9	\$_1,350,000.00
	Non-accredited Investors	0	\$ <u>0</u>
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees		\$
	Accounting Fees		\$
	Engineering Fees		\$
	Sales Commissions (specify finders' fees separately)		\$
	Other Expenses (identify)		\$ \$ 0.00

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PI	ROCEEDS	
b. Enter the difference between the aggregate offering price given in response to Part C — Question 1 and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer."		\$1,350,000.00
5. Indicate below the amount of the adjusted gross proceed to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C — Question 4.b above.		
	Payments to Officers, Directors, & Affiliates	Payments to Others
Salaries and fees] \$	\$
Purchase of real estate]\$	<u>\$</u>
Purchase, rental or leasing and installation of machinery and equipment]\$	\$
Construction or leasing of plant buildings and facilities] \$	<u></u> \$
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	7\$	Γ] \$
Repayment of indebtedness	_	
Working capital	- 7 \$	
Other (specify): acquisition of Class B partnership interests in an affiliated real estate	1,350,000.0) ⁽
partnership		
		\$
Column Totals	\$_1,350,000.0	0.00
Total Payments Listed (column totals added)	<u> </u>	350,000.00
D. FEDERAL SIGNATURE	and the	
The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commiss the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of R	sion, upon writte:	
	Pate / / 7	<u> </u>
Montecito Investment Company, LLC	91210	<u> </u>
Name of Signer (Print or Type) Robert R. Neyland Title of Signer (Print or Type) Vice President		

- ATTENTION -

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE			
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No X	

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

	^	
Issuer (Print or Type)	Signature \(\)	Date
Montecito Investment Company, LLC	hall trotal	4/5/04
Name (Print or Type)	Title (Print or Type)	
Robert R. Neyland	Vice President	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

				AP	PENDIX		149				
1	Intend to non-a investor	2 d to sell accredited as in State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		. Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
AL											
AK							,				
ΑZ											
AR											
CA											
со											
СТ											
DE									vanora cua		
DC				,							
FL											
GA											
HI											
ID											
IL	<u></u>										
IN											
IA											
KS											
KY		Construction and the construct	0								
LA											
ME				,			***				
MD											
MA											
MI											
MN											
MS											

APPENDIX 1 2 3 4 Disqualification Type of security and aggregate under State ULOE Intend to sell (if yes, attach offering price Type of investor and explanation of to non-accredited offered in state amount purchased in State waiver granted) investors in State (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) (Part B-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors Amount Investors Amount Yes No MO MT NE NV NH NJ NM NY NC ND OHOK OR PA RI SC SD TNTXUT VT VA WA WV WI

	<u> </u>			APPI	ENDIX				
1	to non-a	2 I to sell ccredited s in State	Type of security and aggregate offering price offered in state	·	4 Type of investor and amount purchased in State (Part C-Item 2)				
State	Yes	No	(Part C-Item 1)	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WY	<u></u>								
PR									